



# City of Corpus Christi

1201 Leopard Street  
Corpus Christi, TX 78401  
cctexas.com

## Meeting Minutes

### City Council

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Tuesday, October 17, 2023

11:30 AM Corpus Christi Regional Transportation Authority, 602 N.  
Staples St., 2nd Floor Board Room (Rm. 210)

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**Addendums may be added on Friday.**

**A. Mayor Paulette Guajardo to call the meeting to order.**

Mayor Guajardo called the meeting to order at 11:31 a.m.

**B. Invocation to be given by Pastor Rick Barrera, Believe Church.**

Pastor Rick Barrera, Believe Church, gave the invocation.

**C. Pledge of Allegiance to the Flag of the United States and to the Texas Flag to be led by Erin Vela, Senior at Moody High School.**

Erin Vela, Senior at Moody High School, led the Pledge of Allegiance to the Flag of the United States of America and to the Texas Flag.

**D. City Secretary Rebecca L. Huerta to call the roll of the required Charter Officers.**

City Secretary Rebecca Huerta called the roll and verified that a quorum of the City Council and the required Charter Officers were present to conduct the meeting.

Charter Officers: City Manager Peter Zanoni, City Attorney Miles Risley and City Secretary Rebecca Huerta

Note: Council Member Barrera arrived at 12:33 p.m.

**Present:** 9 - Mayor Paulette Guajardo, Council Member Roland Barrera, Council Member Gil Hernandez, Council Member Michael Hunter, Council Member Mike Pusley, Council Member Dan Suckley, Council Member Everett Roy, Council Member Jim Klein, and Council Member Sylvia Campos

**E. SECURITY BRIEFING**

Assistant City Secretary Stephanie Box provided a security briefing.

**F. CITY MANAGER'S COMMENTS / UPDATE ON CITY OPERATIONS:**

1. [23-1686](#) Staff Announcements:  
Billy Beyleu - Corpus Christi Assistant Fire Chief

City Manager Peter Zanoni announced that Billy Beyleu was appointed as Corpus Christi

Assistant Fire Chief on September 25, 2023. Mr. Beyleu has been a Corpus Christi Firefighter for 17 years.

2. [23-1688](#) 62nd Annual Texas Jazz Festival, October 20 - October 22

City Manager Peter Zanoni and Nick Martinez presented information on the 62nd Annual Texas Jazz Festival to be held on October 20-22 at Heritage Park. Mr. Martinez has been an active member of the Texas Jazz Festival for 20 years.

3. [23-1681](#) 2023 November Constitutional Amendment Election

City Manager Peter Zanoni provided facts about the upcoming Tuesday, November 7, 2023 Special Election. Early voting begins Monday, October 23 and ends Friday, November 3. Early voting locations are provided on the Nueces County website. Early voting will be held Monday through Friday, 8:00 a.m. to 5:00 p.m., and November 2 and 3, 7:00 a.m. to 7:00 p.m.

Council Members and City Manager Zanoni discussed the following topics: a Council Member's concern about city policy on political signs on City owned properties; and the League of Women Voters Corpus Christi will hold an information session about the 14 proposed constitutional amendments on the state ballot from 10:30 a.m. to 12:00 p.m. on Saturday, October 21, La Retama Library.

4. [23-1682](#) Beach Nourishment at Whitecap

Director of Engineering Services Jeff Edmonds presented information on the following topics: Packery Channel dredging and beach nourishment; and project location.

A Council Member, City Manager Peter Zanoni, and Director Edmonds discussed the following topics: the slope of the beach will remain the same; and the City is reusing dredge material from Packery Channel to make it deeper and more navigable.

5. [23-1713](#) Update on Intergovernmental Relation Delegations for Coastal Bend to D.C., Texas Municipal League, and South Texas Military Taskforce given by Ryan Skrobarczyk, Director of Intergovernmental Relations

Director of Intergovernmental Relations Ryan Skrobarczyk presented information on the following topics: recent and upcoming trips; Coastal Bend to D.C. delegation; CB to DC 2023 registered attendees; Coastal Bend to D.C. meetings conducted; Texas Municipal League annual conference and exhibition; and South Texas Military Task Force trip to D.C.

Council Members, City Manager Zanoni, and Director Skrobarczyk discussed the following topics: whether healthcare workers were invited to be in the delegation by the United Corpus Christi Chamber of Commerce; at TML, Council Member Roland Barrera was elected Vice-President of the Association of Hispanic Municipal Officials (AHMO); and the purpose of the Coastal Bend to D.C. trip is to advocate for federal funding and support.

**G. PUBLIC COMMENT**

Mayor Guajardo opened public comment.

Adalberto Carrillo III, 4055 Killarmet Dr., spoke in opposition to Proposition A and announced that he will be running for Council Member District 3.

The following citizens spoke in opposition to Proposition A: Shawn Flanagan, 4218 Herndon St., Rachel Caballero, 522 Hancock Ave., and Ajit David, 5821 Ocean Dr.

Susie Saldana, 4710 Hakel Dr., stated concern about Proposition A.

The following citizens spoke in opposition to desalination: Blanca Parkinson, 10801 Silverton Dr., Rachel Caballero, 522 Hancock Ave., Jennifer Bray, 618 Del Mar Blvd., Margaret Duran, 4022 Congressional Dr., and Cathy Fulton, Port Aransas, TX.

The following citizens spoke in opposition to closing the Christus Spohn Shoreline Emergency Medicine Residency Program: Marilyn and Michael Brodeur, 15729 Escapade St., John Cambron, 7609 Petit Pointe Dr., Avery Tomanec, 3610 Lake Champagne, Nestor Praderio, 1315 Santa Fe St., Craig Pedersen, 15630 Gypsy St., Carl Kivela, 1 Camden Place, Ed Garcia, 1009 Delta Dr., Michael Halpert, 245 Rosebud Ave., Karl Serrano, 220 Indiana Ave., Rachel Sutherly, 312 Peerman Place, Lonnie Schwirtlich, 14314 Playa del Rey, and Adam Rios, 7301 Tangled Ridge Court.

John Weber, 609 Naples St., spoke about the costly charges for public information requests.

Joshua Tijerina, 5506 Wooldridge Rd., expressed concern about the Visit Corpus Christi organization.

John Hendricks, 622 Texas Ave., expressed concern that no improvements have been made at Rose Hill Memorial Park.

The following citizen submitted a written public comment which is attached to the minutes: Kathryn Masten, P.O. Box 25, Vienna, MD.

**H. BOARD & COMMITTEE APPOINTMENTS:****6. [23-1652](#) Corpus Christi Convention & Visitors Bureau (8 vacancies)**

Mayor Guajardo referred to Item 6.

Corpus Christi Convention & Visitors Bureau:  
Reappointed: Deven Bhakta (Hotel Industry), Amy Granberry (Lodging At-Large Industry), and Jennifer Lira (At-Large)

Appointed: Krystof Kucewicz (Hotel Industry), Alex Harris (Short-Term Rental), Steve Banta (Attraction Industry), Zach Jurasek (Attraction Industry), and Latoya Rodriguez (At-Large)

**I. EXPLANATION OF COUNCIL ACTION:**

**J. CONSENT AGENDA: (ITEMS 7 - 16)**

**Approval of the Consent Agenda**

Mayor Guajardo referred to the Consent Agenda. No items were pulled for individual consideration.

Council Member Pusley moved to approve the consent agenda, seconded by Council Member Hernandez. The motion carried by the following vote:

**Aye:** 9 - Mayor Guajardo, Council Member Barrera, Council Member Hernandez, Council Member Hunter, Council Member Pusley, Council Member Suckley, Council Member Roy, Council Member Klein and Council Member Campos

**Abstained:** 0

**7. [23-1654](#) Approval of the October 10, 2023 Regular Meeting Minutes**

The Minutes were approved on the consent agenda.

*Consent - Second Reading Ordinances*

**8. [23-1355](#) Ordinance authorizing a three-year lease agreement with five one-year options to renew, with Texas A&M University-Corpus Christi Lone Star UAS Center of Excellence and Innovation (LSUASC) for 3,000 square feet of shop space, 19,000 square feet of unimproved land, and 1,400 square feet of the vehicle parking at the Corpus Christi International Airport.**

This Ordinance was passed on second reading on the consent agenda.

Enactment No: 033191

**9. [23-1553](#) Ordinance appropriating \$48,348 and cash match of \$9,670 for an increase of \$58,018 in the Tuberculosis Prevention and Control Grant from the Department of State Health Services (DSHS) to provide tuberculosis prevention and control services for the period January 1, 2022, through August 31, 2024, and authorizing one grant position. This second amendment to the Tuberculosis Prevention and Control Federal Grant amendment will increase funding to a total not-to-exceed \$154,710.**

This Ordinance was passed on second reading on the consent agenda.

Enactment No: 033192

10. [23-1566](#) Zoning Case No. 0723-05, Circle K Store (District 1). Ordinance rezoning property at or near 11102 Up River Road from the "RS-6" Single-Family 6 District to the "CG-2" General Commercial District; providing for a penalty not to exceed \$2,000 and publication. (Planning Commission and Staff recommend approval).

This Ordinance was passed on second reading on the consent agenda.

Enactment No: 033193

11. [23-1567](#) Zoning Case No. 0823-01, Sharky Transportation (District 1). Ordinance rezoning a property at or near 4757 Sharpsburg Road from the "IL" Light Industrial District to the "IL/SP" Light Industrial District with a Special Permit; Providing for a penalty not to exceed \$2,000 and publication. (Planning Commission and Staff recommend approval).

This Ordinance was passed on second reading on the consent agenda.

Enactment No: 033194

12. [23-1311](#) Ordinance authorizing execution of a professional services agreement with Coffman Associates, Inc., of Overland Park, Kansas, for an updated Airport Master Plan in an amount not to exceed \$1,610,689.00; appropriating Airport Grant No. 72 from the Federal Aviation Administration for \$1,449,620.00 in Airport CIP Grants Fund No. 3020; appropriating \$161,069.00 from the FY 2023-2024 Operating Budget, Airport Fund No. 4610, and transferring to Airport Capital Reserve Fund No. 3018.

This Ordinance was passed on second reading on the consent agenda.

Enactment No: 033195

13. [23-1490](#) Ordinance authorizing the City Manager to execute a lease agreement with Tailwind CRP, LLC for terminal space at the Corpus Christi International Airport for a ten-year term, with a one six-year option to renew to operate restaurants, bars and other concessions in the Terminal.(28-day delay required between readings)

This Ordinance was passed on second reading on the consent agenda.

Enactment No: 033196

*General Consent Items*

14. [23-1471](#) Motion authorizing execution of an 18-month service agreement with JDT RPR Services, Inc., of Keller, Texas, in an amount not to exceed \$478,800.00 for construction inspection staff augmentation services for the Aviation Department, with FY 2024 funding of \$438,676.85 from Airport CIP Grants Fund and \$40,123.15 from Airport Capital Reserve Fund.

This Motion was passed on the consent agenda.

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Enactment No: M2023-160

*Consent - First Reading Ordinances*

15. [23-1603](#) Ordinance accepting a \$100,000 donation from the Cheniere Foundation and amending the operating budget for FY 2023-2024 to increase expenditures for Homeless Services; and authorizing an agreement with the Coastal Bend Center for Independent Living to provide services to persons with disabilities who are homeless.

This Ordinance was passed on first reading on the consent agenda.

16. [23-1407](#) Ordinance approving a one-year lease with the Instituto de Cultura Hispanica for Lichtenstein House at 1616 N. Chaparral Street, in consideration of monthly rental payments of \$400 a month.

This Ordinance was passed on first reading on the consent agenda.

**K. RECESS FOR LUNCH**

Mayor Guajardo recessed the Council meeting for lunch at 2:00 p.m. Executive Session Item 24 was held during the lunch recess. Mayor Guajardo reconvened the meeting at 2:51 p.m.

**L. PUBLIC HEARINGS: (ITEMS 17 - 19)**

17. [23-1687](#) Public hearing on certain projects authorized under Chapters 501 and 504, Texas Local Government Code that the Corpus Christi Business and Job Development Corporation, a Type "A" Economic Development Corporation, proposes to undertake in the City of Corpus Christi if the reauthorization of certain Type A sales taxes are approved at an election to be held on November 7, 2023 as ordained by and for the purposes stated in Ordinance No. 033131.

Mayor Guajardo referred to Item 17.

Assistant City Manager Heather Hurlbert presented information on the following topics: what is Proposition A; Type A expansion of allowable uses; seawall protection; regional park enhancements; location of each regional park; street improvements; new direct flights; Selena Auditorium, arena, convention center improvements, and potential convention hotel built, owned and operated by private sector; and information resources.

Council Members, City Manager Peter Zanoni, Assistant City Manager Hurlbert, Partner at Norton Rose Fulbright Clay Binford, and Director of Aviation Kevin Smith discussed the following topics: a minimum of five percent of annual revenue is for parks, streets and the convention center; the City is not obligated to spend five percent per year, but is available when needed; a maximum of five percent is allocated for new destinations to and from the airport; there is no expiration date for this sales tax because the law allows the City to capture the tax indefinitely or until it is changed at a future election; the City's

goal is to utilize the majority of this money for parks, streets, and the convention center complex; concerns about misleading language on the ballot; Council can allocate a certain percentage of this money to the seawall; a concern that hoteliers are not in support of this proposition; and while it is too late to remove the proposition from the ballot, the Council could amend the resolution defining the convention center complex.

Mayor Guajardo opened the public hearing.

David Loeb, 4771 Ocean Dr., spoke in opposition to Proposition A.

President and CEO of Buccaneer Commission Johnny Philipello, spoke in support of Proposition A.

Joshua Tijerina, 5506 Wooldridge Rd., spoke in opposition to Proposition A.

Michael Miller, 51 Camden Place, spoke in opposition to Proposition A.

Chairman of Visit Corpus Christi Sam Canavati, spoke in support of Proposition A.

Jatin Patel, 5224 IH 37, spoke in opposition to Proposition A.

Raju Bhagat, 3805 Castle Ridge Dr., spoke in opposition to Proposition A.

Mayor Guajardo closed the public hearing.

18. [23-1565](#) Zoning Case No.0723-06, Costa Blue 914 S. Port Series (District 1). Ordinance rezoning property at or near 914 South Port Avenue from the "IL" Light Industrial District to the "IL/SP" Light Industrial District with a Special Permit; Providing for a penalty not to exceed \$2,000 and publication. (Planning Commission and Staff recommend approval).

Mayor Guajardo referred to Item 18.

Mayor Guajardo opened the public hearing.

There were no comments from the Council or the public.

Mayor Guajardo closed the public hearing.

Council Member Roy moved to approve the ordinance, seconded by Council Member Hunter. This Ordinance was passed on first reading and approved with the following vote:

**Aye:** 8 - Mayor Guajardo, Council Member Barrera, Council Member Hunter, Council Member Pusley, Council Member Suckley, Council Member Roy, Council Member Klein and Council Member Campos

**Absent:** 1 - Council Member Hernandez

**Abstained:** 0

19. [23-1582](#) Zoning Case No. 0823-03, Corpus Christus Spohn Health System Corp. (District 1). Ordinance rezoning property at or near 1314 3rd Street from the "RM-1/SP" Multi-Family District with a Special Permit to the "CG-2" General Commercial District; Providing for a penalty not to exceed \$2,000 and publication. (Planning Commission and Staff recommend approval.)

Mayor Guajardo referred to Item 19.

A Council Member and Director of Development Services Al Raymond discussed the following topic: no one has expressed opposition to this rezoning, however some residents may complain about noise from the flights.

Mayor Guajardo opened the public hearing.

Jerry Kramer, 5710 King Trail, stated the reason to relocate the helipad is to allow the pad to be closer to the emergency room's entrance.

Mayor Guajardo closed the public hearing.

Council Member Barrera moved to approve the ordinance, seconded by Council Member Campos. This Ordinance was passed on first reading and approved with the following vote:

**Aye:** 9 - Mayor Guajardo, Council Member Barrera, Council Member Hernandez, Council Member Hunter, Council Member Pusley, Council Member Suckley, Council Member Roy, Council Member Klein and Council Member Campos

**Abstained:** 0

**M. INDIVIDUAL CONSIDERATION ITEMS: (ITEMS 20 - 22)**

20. [23-1576](#) Resolution authorizing the submission of a grant application for the Port of Corpus Christi Community Grant for \$44,696.90 for incident command training for 30 emergency personnel and training equipment for the Corpus Christi Fire Department.

Mayor Guajardo referred to Item 20.

Mayor Guajardo opened public comment.

There were no comments from the Council or the public.

Mayor Guajardo closed public comment.

Council Member Barrera moved to approve the resolution, seconded by Council Member Hunter. This Resolution was passed and approved with the following vote:



**Aye:** 9 - Mayor Guajardo, Council Member Barrera, Council Member Hernandez, Council Member Hunter, Council Member Pusley, Council Member Suckley, Council Member Roy, Council Member Klein and Council Member Campos

**Abstained:** 0

Enactment No: 033197

21. [23-1375](#) Ordinance authorizing a professional services contract with Freese and Nichols, Corpus Christi, to perform engineering services for the United States Bureau of Reclamation Title XVI Desalination Construction Grant Program in an amount not to exceed \$220,517.00, appropriating \$220,517.00 from the unreserved fund balance in the Drought Surcharge Exemption Fund; and amending the FY 2024 Operating Budget.

Mayor Guajardo referred to Item 21.

Council Members and Interim Chief Operating Officer of Corpus Christi Water Drew Molly discussed the following topics: this grant funding will allow the City to get an updated cost model for the Inner Harbor and La Quinta projects; this funding would be for the design and construction of a desalination plant; and a Council Member's concern about doing desalination in the bay.

Mayor Guajardo opened public comment.

There were no comments from the public.

Mayor Guajardo closed public comment.

Council Member Pusley moved to approve the ordinance, seconded by Council Member Barrera. This Ordinance was passed on first reading and approved with the following vote:

**Aye:** 6 - Mayor Guajardo, Council Member Barrera, Council Member Hunter, Council Member Pusley, Council Member Suckley and Council Member Roy

**Nay:** 3 - Council Member Hernandez, Council Member Klein and Council Member Campos

**Abstained:** 0

22. [23-0700](#) Ordinance amending Chapter 12½ of the Corpus Christi Code to add experience requirement for Audit Committee, allow for an ex-officio member of the audit committee, clarify access to records, modify audit follow-up timeline, and modify composition of ad hoc committee for city auditor vacancy review.

Mayor Guajardo referred to Item 22.

City Auditor George Holland presented information on the following topics: staff recommends revisions; and background.

Council Member Barrera moved to approve the ordinance, seconded by Council Member Suckley.

Mayor Guajardo opened public comment.

There were no comments from the public.

Mayor Guajardo closed public comment.

Council Member Hernandez moved to amend the ordinance to remove Section 12 1/2 - 3(a), seconded by Mayor Guajardo. This Ordinance was passed on second reading as amended and approved with the following vote:

**Aye:** 9 - Mayor Guajardo, Council Member Barrera, Council Member Hernandez, Council Member Hunter, Council Member Pusley, Council Member Suckley, Council Member Roy, Council Member Klein and Council Member Campos

**Abstained:** 0

Enactment No: 033198

**N. BRIEFINGS: (ITEM 23)**

- 23. [23-1708](#)** Summary of Harbor Island Seawater Desalination Facility Integration with City of Corpus Christi Water Distribution System presented by Cara Tackett of Pape-Dawson Engineers

Mayor Guajardo referred to Item 23.

Managing Principal of Pape-Dawson Engineers Cara Tackett presented information on the following topics: project background; regional alternative water sources; framework; collaboration update; description of services-Harbor Island integration; stakeholders; 2036 projected demand centers and regional facilities; alternative 1/1B; alternative 2; alternative 3; alternative 4; and next steps.

Council Members, City Manager Peter Zanoni, Ms. Tackett, Interim Chief Operating Officer Drew Molly, Water Resource Manager Esteban Ramos, and Port Commissioners Gulley and Gonzalez discussed the following topics: the industrial growth is much more water intensive than residential growth; what is another water source option if the O.N. Stevens Water Plant is unavailable; the importance of having a facility that produces 100 million gallons of water per day (MGD); this study does not include cost or impact to desalination; and what will the cost to the ratepayers be, as well as what is the environmental impact on the bay; and phase 2 of the study is to look at financial costs.

**O. EXECUTIVE SESSION: (ITEM 24)**

Mayor Guajardo referred to Executive Session Item 24. The Council went into Executive Session at 2:00 p.m. The Council returned from Executive Session at 2:51 p.m.

24. [23-1680](#) **Executive Session pursuant to Texas Government Code § 551.071** and Texas Disciplinary Rules of Professional Conduct Rule 1.05 to consult with attorneys concerning legal issues related to the use of real property at or adjacent to McGloin Road for airport-related facilities, **and Texas Government Code § 551.072** to discuss and deliberate the lease or value of the aforementioned areas of real property because deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person.

This E-Session Item was discussed in executive session.

P. **ADJOURNMENT**

There being no further business, Mayor Guajardo adjourned this meeting at 6:04 p.m.

**From:** [CitySecretary](#)  
**To:** [Sarah Brunkenhoefer](#)  
**Subject:** FW: [EXTERNAL]Public Input: 10-17-2023 - Kathryn Masten  
**Date:** Tuesday, October 17, 2023 11:10:11 AM

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**From:** Jotform <noreply@jotform.com>  
**Sent:** Tuesday, October 17, 2023 11:02 AM  
**To:** CitySecretary <CitySecretary@cctexas.com>; Norma Duran <NormaD2@cctexas.com>  
**Subject:** [EXTERNAL]Public Input: 10-17-2023 - Kathryn Masten

[ [ **WARNING:** External e-mail. Avoid clicking on links or attachments. We will **NEVER** ask for a password, username, payment or to take action from an email. When in doubt, please forward to SecurityAlert@cctexas.com. ] ]

 **Public Comment & Input Form**

Date of Meeting	10-17-2023
Name	Kathryn Masten
Address	Street Address: P.O. Box 25 City: Vienna State / Province: MD Postal / Zip Code: 21869
Topic	2017 Desalination Integration Cost Reports submitted to Port
Agenda Item Number	23
Describe Feedback:	Attached is first of two reports on interconnection costs related to desalination from 2017, submitted to the Port, by Naismith (now Hanson).  The second report was too large, so it is available at <a href="https://www.dropbox.com/scl/fi/1jxz2bio664f7r6iyjkzq/Connect3_1C_OUTER-HARBOR-COST-ESTIMATE-FOR-WATER-DISTRIB-NETWORK-013017.pdf?rlkey=wefdoxtdn8iecjwvl3tj6j2j7&amp;dl=0">https://www.dropbox.com/scl/fi/1jxz2bio664f7r6iyjkzq/Connect3_1C_OUTER-HARBOR-COST-ESTIMATE-FOR-WATER-DISTRIB-NETWORK-013017.pdf?rlkey=wefdoxtdn8iecjwvl3tj6j2j7&amp;dl=0</a> .  I suspect integration costs will not be any cheaper this time around!
Uploads:	<a href="#">DRAFT - OPINION OF PROBABLE PROJECT COSTS WATER DISTRIBUTION - NAISMITH-HANSON.pdf</a>

Provide an  
email to  
receive a  
copy of  
your  
submission.

[kathrynmasten@yahoo.com](mailto:kathrynmasten@yahoo.com)